

for sale

guide price **£380,000**



The Hayride Northampton NN4 0QY

Situated in the popular residential area of East Hunsbury, this well-presented four-bedroom detached family home benefits from a detached double garage, driveway parking, and generous rear gardens.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to the front elevation. Door to entrance hall.

Entrance Hall

Doors leading to cloakroom, lounge, kitchen and dining area. Stairs rise to the first floor landing. Radiator. Storage cupboard.

Cloakroom

Suite comprising of low level wc and wash hand basin. Radiator. Tiled floor. Opaque double glazed window to the front elevation.

Lounge

Double glazed window to the front elevation and patio doors to the rear aspect. Two radiators. Fireplace.

Kitchen/ Dining Area

Kitchen

Double glazed window to the rear elevation and door opening to rear garden. Fitted kitchen comprising of a wall and base level units, with works surfaces and sink drainer with tiling to splashback areas and floor. Integrated appliances comprising of integrated double oven, electric hob with cooker hood over. Plumbing for washing machine and dishwasher. Storage cupboard. Radiator.



Dining Area

Double glazed window to the front elevation and door to hall.

First Floor Landing

Stairs rise from entrance hall. Double glazed window to the rear elevation. Airing cupboard. Doors to all bedrooms and bathroom.

Bedroom One

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Door to en-suite.

En-Suite

White suite comprising of low level wc, wash hand basin and shower cubicle. Full tiling. Radiator. Double glazed window to the front elevation.

Bedroom Two

Double glazed window to the rear elevation. Two, double fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to the front elevation. Radiator.

Bedroom Four

Double glazed window to the rear elevation. Fitted double wardrobe. Radiator.

Bathroom

Double glazed opaque window to the front elevation. Suite comprising of low level wc, vanity wash hand basin, and p-shaped bath with shower attachment over with complementary tiling. Extractor fan. Spotlights. Tiled flooring.

Outside

Front

Path leading to front door. Driveway providing off road parking for multiple cars. Gated access to the rear garden.

Rear

Mainly laid to lawn with retaining timber fencing. Decking area ideal for entertaining. Water tap. Three sheds. Gate leading to front of the property.

Garage

Double, detached garage. Electric door.

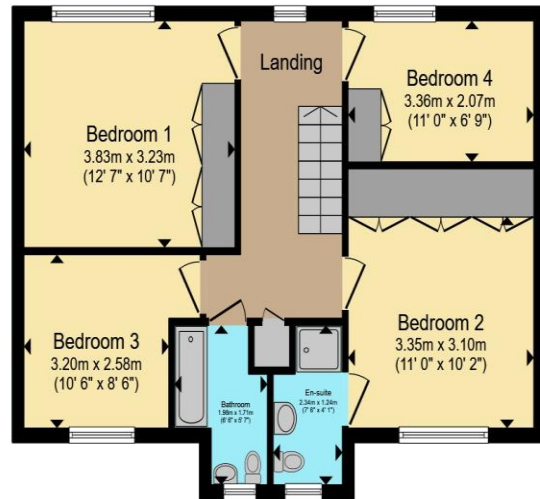
Compliance Note:

The property has previously been subject to an insurance claim relating to subsidence. Remedial works have been undertaken. Please ask for further details and supporting documentation if required.





Ground Floor



First Floor

Total floor area 113.3 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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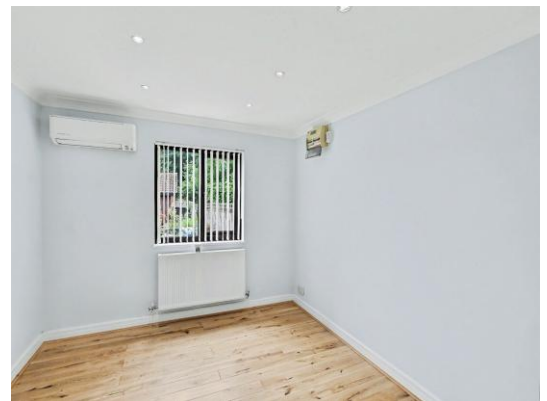
11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408514 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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